

# Industrial Space For Lease

**3 Months Free Base Rent**  
On A New 5 Year Signed Lease\*

**AUTOMATED GATE AND FENCED PARKING/LOADING COURT**

## Highlights

- › Easy Access to I-70 and I-25
- › Central Denver location
- › Fenced Loading Courtyard / Gated Entrance
- › Brand new office finishes

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

## Denver Core Industrial 5050 Fox Street | Unit A Denver, CO 80216

### Property Overview

Available:	60 Days
Unit Size:	8,300 SF
Office Size:	+/- 10%
Lease Rate:	\$9.95/SF NNN
2026 Op. Ex.:	\$5.91/SF
Clear Height:	14'9"
Loading:	Three (3) Drive-Ins
Sprinklered:	Yes, Standard Wet System
Power:	300 Amps (TBV)
Zoning:	I-B, UO-2

*\*Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to March 31st, 2026.*

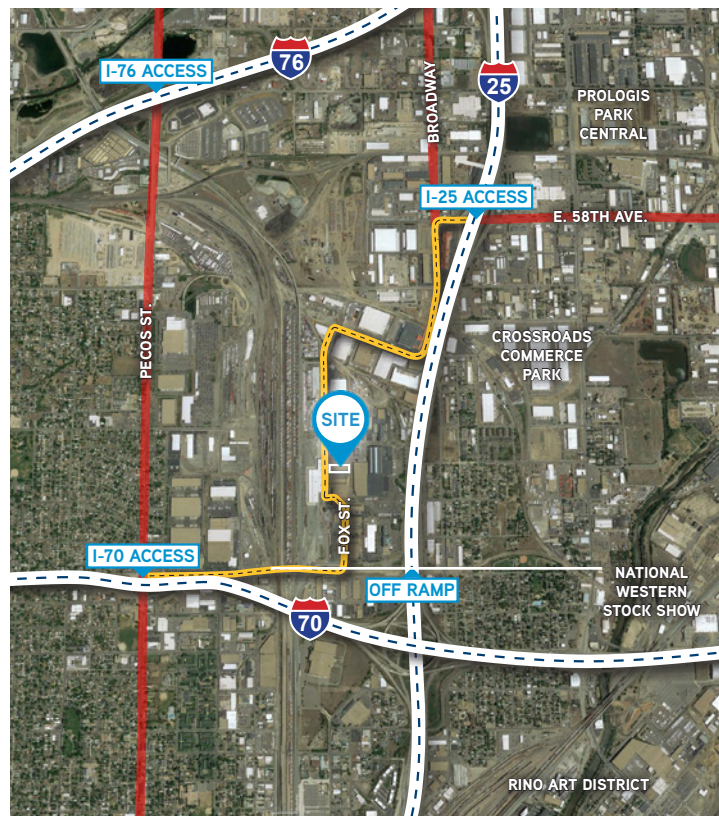
*Pricing, terms, and availability are subject to change and/or withdrawal without notice.*



# For Lease



## Floor Plan | Unit A | 8,300 SF



[Brokerage  
Disclosure](#)

### Nicholas Nasharr

Associate  
+1 303 283 4563  
[nicholas.nasharr@colliers.com](mailto:nicholas.nasharr@colliers.com)

### T.J. Smith, SIOR

Principal  
+1 303 283 4576  
[tj.smith@colliers.com](mailto:tj.smith@colliers.com)

### Colliers

4643 S. Ulster Street, Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800 | F: +1 303 745 5888

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Pricing, terms, and availability are subject to change and/or withdrawal without notice.